



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA TUESDAY, DECEMBER 18, 2007

6:00 p.m.
City Hall, 2nd Floor
One Civic Square
Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements, & Department Concerns

- 1G. WestClay Economic Development Plan & Resolution
By: Michael Shaver; Wabash Scientific, Inc.

H. Public Hearings

1-5H. Docket No. 07100032 PP: Woodhall Subdivision

The applicant seeks primary plat approval for 9 lots on 11.58 acres. Also, subdivision waivers requested are:

Docket No. 07100033 SW	SCO 6.03.20	private street
Docket No. 07100034 SW	SCO 6.03.03 & 6.04.04	stub streets to adjacent parcels
Docket No. 07100035 SW	SCO 6.03.07	cul-de-sac length exceeds 600-ft
Docket No. 07100036 SW	SCO 6.03.26.4	gate location - no bus pickup area

The site is located on 106th St. east of Towne Rd. and is zoned S-1/Residence.

Filed by Joe Calderon of Bose McKinney & Evans, LLP.

6-9H. TABLED to DEC. 18: Docket No. 06090037 PP: Lakeland Subdivision

~~The applicant seeks primary plat approval for 5 lots on 10 acres. The applicant also seeks the following waivers:~~

Docket No. 07070055 SW	SCO 8.09	sidewalks on both sides of street
Docket No. 07070056 SW	SCO 6.03.03 & 6.03.04	stub street to adjacent parcels
Docket No. 07070057 SW	SCO 6.03.07	cul-de-sac length

~~The site is located 12650 Clay Center Road and is zoned S1/Residence. Filed by Michael DeBoy of DeBoy Land Development Services for Browning Investments.~~

I. Old Business

1-3I. Docket No. 07070040 PP: Chesterton Woods Subdivision

The applicant seeks primary plat approval for 14 lots on 9 acres and also seeks the following subdivision waiver approvals:

Docket No. 07070042 SW SCO Chapter 6.03.15 street curvature radius

Docket No. 07070043 SW SCO Chapter 7.05.07 percent of woodland clearing

The site is located at 2405 E 99th Street, near Haverstick Rd. and is zoned S-2/Residence-ROSO. Filed by Matt Skelton of Baker & Daniels LLP for 56th Development, LLC.

4I. Docket No. 07070058 PP: The Legacy (Residential Phase 1)

The applicant seeks primary plat approval for 126 lots on 83.34 acres. The site is located at the 6600 block of E. 146th St. and is zoned PUD/Planned Unit Development.

Filed by Ed Fleming of Stoeppelwerth & Assoc. for Platinum Properties, LLC

5I. Docket No. 07070010 PP: Trillium

The applicant seeks primary plat approval for 57 residential lots on 32.447 acres.

The site is located at 2555 W 131st St. and is zoned S-2/Residence-ROSO.

Filed by Dennis Olmstead of Stoeppelwerth & Assoc, Inc.

6-8I. Docket No. 07080031 PP: Wellsprings of West Clay

The applicant seeks primary plat approval for 11 lots on 14.3 acres. Also, subdivision waivers requested are:

Docket No. 07080032 SW SCO 6.05.07 homes facing an arterial/collector road

Docket No. 07080033 SW SCO 6.03.07 cul-de-sac length

The site is located at approximately 12210 Shelborne Rd. and is zoned S-1/Residence.

Filed by S. Kurt Menner of Lifesprings Group, LLC.

9-11I. Docket No. 07080036 PP: Rosado Hill

The applicant seeks primary plat approval for 3 lots on 9.05 acres. Also, subdivision waivers requested are:

Docket No. 07080038 SW SCO 6.05.01 - all lots shall abut a public right of way

Docket No. 07080039 SW SCO 6.05.07 & 6.03.19 - homes must face a parkway/arterial road

The site is located at the southeast corner of 106th St. & Spring Mill Rd. and is zoned S-2/Residence. Filed by Joseph Scimia of Baker & Daniels, LLP.

12I. Docket No. 07070059 DP/ADLS: 531 S Guilford Rd (former Kousa Street Cottages) Guilford Patio Homes

The applicant seeks site plan and design approval for 40 units (formerly 33 single family homes) on 6 acres. The site is located at 531 S Guilford Rd. and is zoned B-7/Business.

Filed by Justin Moffett of Uptown Partners, LLC.

13I. Docket No. 07090015 DP/ADLS: West Carmel Dr. Retail (Meijer Outlot A)

The applicant seeks site plan and design approval for a multi-tenant retail building. The site is located at the northeast corner of Carmel Dr. & Pennsylvania St. and is zoned OM/M – Old Meridian District/Meijer Zone. Filed by Paul Reis of Bose McKinney & Evans for Thomas English Retail Real Estate, LLC.

J. New Business

- 1J. Docket No. 07110028 ADLS Amend: Merchants' Square – Awnings**
The applicant seeks approval for new awnings on the front of the building.
The site is located at 271 Merchants' Square Dr. It is zoned B-8.
Filed by Thomas E. Amor Sr. of Amor Sign Studios.

K. Adjournment